



Outlets at VICKSBURG

Vicksburg, Mississippi

Outlets at Vicksburg is a premier outlet shopping center located in historic Vicksburg, Mississippi. Vicksburg is where Southern charm meets modern chic. Outlets at Vicksburg brings value and great prices from top name brands to area residents and visitors. The preserved Civil War battlefields of the historic Vicksburg National Military Park, less than a mile away, receives over a million people each year.

TENANTS INCLUDE:

Billy's Italian Restaurant
The Children's Place
Claire's
Dressbarn
Famous Footwear Outlet
Gap Outlet

G.H. Bass & Co.
HanesBrands
Kay Jewelers Outlet
Kitchen Collection
Rocky Mountain Chocolate Factory
Skechers



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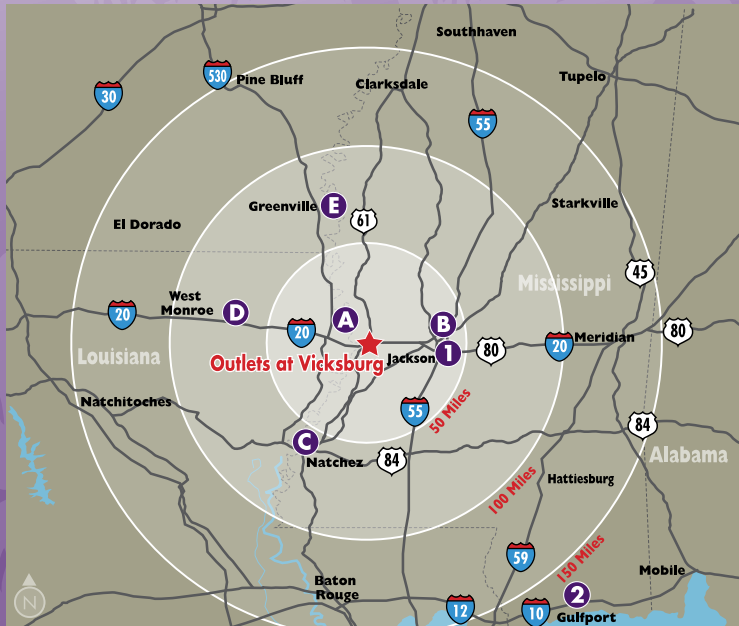
LOCATION

Vicksburg, Mississippi

Border of Louisiana and Arkansas on Interstate 20.

MARKET

West Central Mississippi, Louisiana, South Arkansas



MARKET STATISTICS & DEMOGRAPHICS

	50 Miles	100 Miles	150 Miles
POPULATION	614,064	1,555,032	4,190,433
MEDIAN AGE	37.5	38.5	38.3
POPULATION GROWTH 2017-2022	1.05%	0.20%	1.50%
AVERAGE HOUSEHOLD INCOME	\$70,159	\$63,380	\$67,903
NUMBER OF HOUSEHOLDS	228,399	583,508	1,582,115
MEDIAN HOME VALUE	\$153,241	\$130,083	\$156,520

Source: ESRI 2022 Estimate/Projections

TRAFFIC COUNT

 Interstate 20, Vicksburg 45,000 Vehicles/Day

 U.S. Route 61 26,000 Vehicles/Day

SHOPPING CENTERS WITHIN 90 MILES OF OUTLETS AT VICKSBURG

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
A. Vicksburg Mall, Vicksburg	3 Miles	4 Miles 7 Minutes
Belk		Dillard's
B. Northpark Mall, Ridgeland	42 Miles	50 Miles 49 Minutes
Belk		Dillard's
Foot Locker		JCPenney
C. Natchez Mall, Natchez	64 Miles	77 Miles 1 Hr., 45 Mins.
Belk		Rue21
D. Pecanland Mall, Monroe, Louisiana	72 Miles	75 Miles 1 Hr., 16 Mins.
Belk		Burlington
Dick's Sporting Goods		Dillard's
JCPenney		Sears
Stein Mart		Zumiez
E. Greenville Mall, Greenville	72 Miles	87 Miles 1 Hr., 43 Mins.
Belk		Foot Locker
JCPenney		Rack Room Shoes

OUTLET CENTERS

	AERIAL DISTANCE	DRIVING DISTANCE APPROX. DRIVE TIME
1. The Outlets of Mississippi, Pearl	40 Miles	45 Miles 45 Minutes
2. Gulfport Premium Outlets, Gulfport	164 Miles	195 Miles 3 Hrs., 47 Mins.
3. Tanger Outlets-Terrell, Terrell, Texas	318 Miles	330 Miles 5 Hrs., 22 Mins.



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4100 MacArthur Blvd, Suite 100, Newport Beach, CA 92660
949/224-4100 • craigrealtygroup.com